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ANNUAL REPORT
OF THE
BUILDING DEPARTMENT
FOR THE YEAR 1928.

BOSTON, January 2, 1929.

HON. MALCOLM E. NICHOLS,
Mayor of the City of Boston.

SIR,— In compliance with section 1, chapter 550, of the Acts of 1907, and section 24, chapter 3, of the Revised Ordinances, a statement of the operations of the department from January 1, 1928, to December 31, 1928, is herewith presented.

LOUIS K. ROURKE,
Building Commissioner.

BUILDING OPERATIONS.

A grand total of \$64,440,211 represents the cost of building operations in the City of Boston for the year ending December 31, 1928.

Taking into consideration the circumstances governing all lines of endeavor in the business world, the building industry has kept pace with its record of the previous year, when conditions and the outlook were more favorable.

The most notable feature of this year was the passage of chapter 137, Acts of 1928, which is an amendment

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to section 18, chapter 550, Acts of 1907, providing for buildings in excess of 155 feet in height designed in what might be termed pyramidal form.

As yet few realize to what extent this type of building benefits not only the investor and the occupants but also the city itself. There are, at the time of this report, two buildings designed under this law, for which applications have been filed for permits to build at a cost aggregating \$6,500,000, one of which is now in process of construction. The late filing of these applications and an increasing knowledge of benefits to be derived from this law, presages a greater advance for the ensuing year in the adoption of this type of building for business purposes.

The passage of this law permitting additional height of certain buildings has brought many new problems to the department, in the installation of plumbing and in providing proper equipment to supply sufficient water from the city mains for domestic and fire service.

The plumbing division has formulated rules to govern the size and installation of drain, soil and vent pipes in these higher buildings which are consistent with the best known plumbing practice.

During this year, twelve materials and types of construction have been approved for use in Boston after satisfactory tests in accordance with provisions of section 8 of the Building Law. Among these twelve types of construction are three for electric welding of connections of steel members; two types of steel stairways and one type of open truss steel joist. This approval of welded connections in steel structures is the entering wedge for a method of connecting steel which may be very extensively used in the near future.

By a careful observation of plans and applications when filed at desk, on which estimated costs of buildings are given, such estimates have been increased by considerably over \$1,000,000, thereby increasing the fees for same paid to department to the extent of over \$1,000.

This has been an unusual year in that the bulk of the work, which ordinarily comes in the spring, came in July. A grand total of \$64,440,211 represents the operations for the year, of which there was \$55,445,025 represented by 9,278 applications for new buildings and alterations; and other applications to the number of 17,600 totaling \$8,995,186, making the grand total as above stated.

There was a considerable amount of new housing construction included in the above, there being 2,159 applications (196 more than the preceding year, of which 100 were for one-family dwellings) totaling \$26,867,550.

We therefore hear no more about the acute housing situation which was so much to the fore a few years ago, and the consensus of opinion today is, that this condition has been completely remedied, as the construction of dwelling accommodations has been on the increase and constitutes a large part of the building program.

Also included in the above are the new office, commercial and industrial buildings, 206 applications totaling \$16,231,865.00.

The following is a list of the outstanding construction of the year 1928:

Sears, Roebuck Building, 181 Brookline avenue	\$2,500,000
Terminal Building and Hotel, North Station	1,800,000
Post Office garage, Ipswich street	350,000
Office building, 40 Newbury street	350,000
Manufacturing building, 79 Kneeland street	500,000
Addition to Packard Plant, Commonwealth avenue	400,000
H. P. Hood Milk Plant, Rutherford avenue	475,000
Edison Building, 180 Tremont street	300,000
G. W. Harvey Building, 226 Devonshire street	2,500,000
Faulkner Hospital Group, 1053 Centre street, Jamaica Plain	342,000
United Shoe Machinery Company, 140-150 Federal street	4,000,000

Notable in the year's work has been the North Station, lately completed; in addition, its adjuncts, the Terminal Building and Hotel, now under construction, involve two million dollars more.

The advance in business toward the Back Bay is noted, where on Newbury street upward of two million dollars have been expended on buildings.

The number of apartment buildings of the medium and better class erected and in process of erection involves the expenditure of seven and one-half millions of dollars. Two hundred odd small private and community garage permits have been granted, amounting to approximately \$250,000. Public garage permits amounting to \$1,000,000 and the many other varied

projects have resulted in a very successful year, taking all things into consideration.

The balance of the building program is included in minor classifications such as hospitals, dormitories, lodgings, theater and moving-picture houses and school-houses.

The Building Department has no control or jurisdiction over the erection or alteration of buildings of the United States Government, the Commonwealth of Massachusetts, the County of Suffolk, railroads, elevated and subway structures and stations, buildings in public parks and public school buildings of the city, in consequence of which these are not included in our reports.

The building industry in the city, judging from past experiences and previous records and reports, is in a sound and healthful condition and the coming months in the new year may be expected to result in an increasing volume of business.

The 264 theaters, moving-picture houses and public halls have been inspected as required by law.

More frequent inspections of the moving-picture houses where continuous performances are given are now required, to guard against the overcrowding of the lobbies, passageways and aisles by the patrons waiting for seats.

Considerable discretion had to be exercised at the Christmas season, as owners and managers wished to decorate their houses and lobbies with laurel or other decorative emblems. As most of this material is of an inflammable nature when becoming thoroughly dry, all such requests were refused except such display on outside of buildings. Frequent inspections were made of the department stores during the week preceding Christmas, to prevent the placing of small tables with display of goods in aisles or other places leading to exits.

The continued cooperation of the Licensing Board with this department is producing fine results, as is evidenced by the more than 1,500 requests from that board having been attended to.

The Fire, Health and other city departments continue to send timely information pertaining to egress and other matters which are given attention and the violations rectified.

While owners are legally required to maintain fire escapes in such condition as not to become dangerous, accidents caused by their giving way owing to rusted condition do occur periodically, and an endeavor is also made to re-examine such escapes in sections of the city where the buildings house many people.

Automatic sprinkler protection is based on the fact that nearly all fires have a small beginning and this protection should be so installed that possible fire of larger proportion may be controlled at the start. This requires that this class of work be properly designed, carefully supervised and frequently inspected after installation.

Standpipe systems for use by the Fire Department and occupants are also under like supervision and inspection.

There are quite a number of buildings at a height above that at which water may be supplied. Automatic pumping equipment has been designed which is controlled by the pressure in the piping system. Each installation having engineering difficulties peculiar to itself requires a great amount of study. Plans of the proposed building are examined, probable water consumption estimated, and on this basis the pressure required, size and capacity of pumps, tanks, etc., are determined. When feasible, standpipe lines are carried up as the construction of the building progresses and are equipped for use by the Fire Department and by the workmen employed thereon.

The electric control panel used for the regulation of the operation of pumping equipments has been installed in the following buildings and is giving unfailing service and complete satisfaction:

Parker House.
Ritz-Carlton Hotel.
Beth Israel Hospital.
Elks' Hotel.
Boston Continuation School.
Metropolitan Building.
Sears, Roebuck Building and others.

The Zoning Law has been satisfactorily administered by the department.

Some changes have been made by the Zoning Board and the Board of Appeal from 65 and 80 foot districts to 155-foot district, resulting in the following erections and contemplated ones:

Sears, Roebuck Building, estimated cost, \$2,500,000.

Ritz-Carlton Hotel, estimated cost, \$1,000,000.

Cottage Farm Bridge Hotel (not started), estimated cost, \$5,000,000.

Boston University, Commonwealth avenue, Bay State road, Chilmark street, several millions in group buildings (not started).

Among other applications for change of zone which were refused by the Zoning Adjustment Board are

Embankment road, Cambridge and Pinckney streets, estimated, \$5,000,000;

Durant, Inc., Huntington avenue and Forsyth street, estimated, \$2,500,000;

J. Sumner Draper *et al.*, Commonwealth avenue, Gaffney and St. Paul streets, estimated costs not available;

showing the general trend of buildings of a type that must be looked for in the near future.

It is vastly important that the language of the Zoning Law be clarified in cases where several meanings can be construed, and to amend the law to protect the person investing his money in property, as well as the citizen who has no property, yet has a right under the present law to cause an investor unnecessary trouble and considerable expense without any chance for recompense.

The outstanding achievement of the Plumbing Division for the year has been the more vigorous enforcement of the law relating to roof water and the adoption of better methods for disposing of same. This was brought about by the increasing number of complaints of water and dampness in cellars and basements caused by the discharge of roof water leaders on the surface or into improperly constructed and located "dry wells."

After consultation with the Public Works Department, it was decided to insist that the roof water leaders of all buildings within the so-called separate system area, be connected with the surface drain, where such drain was provided, or with the sewer when there was no surface drain.

The use of "dry wells" has been prohibited except in

special cases and then only when the soil is of such a nature as to allow proper drainage. While this may slightly increase the cost of a plumbing job it is money well spent, thereby preventing the possibility of roof water getting into cellars, creating a more sanitary and healthful condition.

The Gasfitting Division has met a new problem during the past year in the increasing use of gas operated appliances for house heating and for large industrial plants.

An early inspection of buildings where gas is being installed for central heating plants and large manufacturing buildings has made it necessary to devise a new form of application blank to cover work of this nature, resulting in a better cooperation between the contractor and inspector in providing the necessary requirements for safety.

The work of the Elevator Division in general consists of the enforcement of the Elevator and Escalator Regulations of Massachusetts, which took effect in 1914. The major work is the application of section 64 of the statutory provision which requires that "all elevators shall be inspected and a test of their safety be made at least once a year."

The inspectors test approximately 3,000 elevators annually. Other work includes granting of operators' licenses, examinations of shaftways, accident examinations, complaints, and conferences with owners and lessees on alterations.

When the law was enacted there was a force of two inspectors; at present there are eleven inspectors, one night inspector, and one supervisor. One of the inspectors has been appointed within the year. It is very apparent that with the present force all elevators cannot be tested each year as prescribed by law.

Within the last year the work of installing new safety devices on the thirty-seven escalators in the city has progressed rapidly and at present there are only three such remaining to be installed. Obsolete cross-head safeties are being removed on old elevators, with corresponding increase of safety.

The interlocking platform type of control on push-button elevators has been discontinued by order of the department, due to accidents and because of the possible danger involved, especially in apartment houses where there are children.

Constant inspection is maintained on all new types of devices, and approval is given only after full consideration of all details involved, from the viewpoint of safety and durability.

The division in charge of dilapidated and unsafe buildings has by a careful survey of conditions had many such buildings and fire menaces removed. In this connection the department has had the cooperation of the Police Department by having, when necessary, an officer on duty to prevent children coming into too close proximity or entering while building is in process of demolition. A difficulty that must be met and overcome in regard to dilapidated buildings is the finding of correct ownerships so that needless delay in serving notice of complaint may be avoided. In some instances, when every means of locating the owner has been exhausted, it has been necessary to tack the service of complaint on the building. Every care is taken to safeguard the interests of both the owner and the public in the taking down of all buildings.

Statement of Building Operations in the City of Boston for Calendar Years 1924-28 (Inclusive).

	1928.		1927.		1926.		1925.		1924.	
	Number.	Cost.	Number.	Cost.	Number.	Cost.	Number.	Cost.	Number.	Cost.
First class.....	286	\$16,991,745	331	\$21,084,388	502	\$18,841,592	845	\$32,812,303	1,000	\$19,480,730
Secood class.....	680	13,697,858	552	8,841,217	715	7,969,980	878	11,326,702	821	11,951,635
Third class.....	2,548	16,811,273	2,517	17,244,462	2,384	14,313,420	2,632	17,542,000	2,000	10,983,302
Special class.....	299	307,024	294	481,143	198	214,885	187	154,200	171	128,976
Total, new work.....	3,813	\$47,807,900	3,694	\$47,651,210	3,799	\$41,339,877	4,542	\$61,835,205	3,992	\$42,544,643
Alterations.....	5,465	7,637,125	6,136	\$9,157,994	6,016	10,144,527	6,410	8,883,159	7,033	10,487,288
Total construction.....	9,278	\$55,445,025	9,830	\$56,809,204	9,815	\$51,484,404	10,952	\$70,718,364	11,025	\$53,031,931
Plumbing.....	4,783	\$4,656,681	4,497	\$3,950,999	4,341	\$5,577,756	4,699	\$4,759,314	4,205	\$3,742,091
Gas fitting.....	9,223	610,424	8,866	610,784	11,554	767,425	12,266	771,468	12,253	705,664
Heating, etc.....	1,677	1,518,473	1,959	1,805,180	1,929	1,785,353	1,895	1,992,760	1,462	1,871,925
Elevators, freight *.....	205	488,033	274	439,531	317	1,957,274	199	561,568	229	424,848
Elevators, passenger *.....	129	876,498	126	797,255	80	265,550	148	942,641	167	908,811
Signs, etc.....	649	191,270	409	145,730	161	139,006	131	120,010	82	63,913
Fire escapes.....	357	60,721	582	112,617	596	122,179	415	113,308	224	66,575
Take-downs, wood.....	269	64,530	278	57,635	289	45,645	292	56,655	290	52,783
Take-downs, brick.....	96	59,695	123	84,875	169	93,925	202	100,695	191	76,190
Sprinklers.....	145	363,826	192	342,040	221	498,202	352	575,002	314	410,219
Excavations †.....	67	105,035	54	103,210						
Totals.....	17,600	\$8,965,186	17,450	\$8,450,856	19,657	\$11,232,313	20,592	\$9,993,421	19,417	\$8,823,019
Grand totals.....	26,878	\$64,440,211	27,280	\$65,269,050	29,472	\$62,736,717	31,544	\$80,711,785	30,442	\$61,854,950
Cashier's receipts.....		\$78,871 25		\$75,498 25		\$81,885 94		\$100,522 25		\$78,093 75

* Includes both new installations and alterations and additions on existing elevators.

† Permits for steam shovel excavations required since April 1, 1927.

Materials Approved by Building Commissioner After Satisfactory Test as Provided by Section 8, Chapter 550,
Acts of 1907, as Amended.

NAME OF MATERIAL.	Date of Approval.	Manufactured by	Condition of Approval.	File Number.
Celotex.....	August 2, 1922.....	The Celotex Company.....	Substitute for wood lathing, interior finish, interior and exterior sheathing on full frame buildings only.	255
Gypsteel long span floor construction.....	July 11, 1923.....	Structural Gypsum Corporation.	Floors and roofs not over 150 pounds live load.	1173
Gypsteel — poured in place.....	.....	Structural Gypsum Corporation.	Floors and roofs not over 150 pounds live load.	8204
Gypsteel — precast.....	.....	Structural Gypsum Corporation.	For roofs only, when less than 3 inches as a substitute for wood only.	8204
Bois interlocking stairs.....	.....	E. VanNoorden Company.....	.....	1884-8205
Gypsum for protecting steel from the effects of fire.	January 5, 1925.....	The Gypsum Industries.....	Poured in place or precast.....	8204
Flex-or-Crete.....	May 9, 1925.....	Structural Flex-or-Crete Company.	Floors, roofs, partitions and fire protection.	1503
Smith steel stairs.....	December 24, 1925.....	A. L. Smith Iron Works.....	.....	1884-8205
Revised design of platform.....	April 3, 1926.....	A. L. Smith Iron Works.....	.....	8205
Suspension type Pyrofill floor and roof.....	June 23, 1926.....	U. S. Gypsum Company.....	.....	8202
Steel joist type Pyrofill floor and roof.....	June 23, 1926.....	U. S. Gypsum Company.....	.....	8202
Three and one half-inch hollow Pyrobar tile..	June 23, 1926.....	U. S. Gypsum Company.....	Roofs only.....	8202
4-inch hollow Pyrobar tile.....	June 23, 1926.....	U. S. Gypsum Company.....	Roofs only.....	8202

**Materials Approved by Building Commissioner After Satisfactory Test as Provided by Section 8, Chapter 550,
Acts of 1907, as Amended.— Continued.**

NAME OF MATERIAL.	Date of Approval.	Manufactured by	Condition of Approval.	File Number.
Three-inch solid Pyrobar tile.....	June 23, 1926.....	U. S. Gypsum Company.....	Roofs only.....	8202
Five-inch long span channel tile.....	June 23, 1926.....	U. S. Gypsum Company.....	Substitute for wood on pitch roof only not less than 45 degrees.	8202
Five-inch long span hollow tile.....	June 23, 1926.....	U. S. Gypsum Company.....	Substitute for wood on pitch roof only not less than 45 degrees.	8202
Six-inch long span channel tile.....	June 23, 1926.....	U. S. Gypsum Company.....	Substitute for wood on pitch roof only not less than 45 degrees.	8202
Six-inch long span hollow tile.....	June 23, 1926.....	U. S. Gypsum Company.....	Roofs only.....	8202-8193
Gyp-Lap.....	June 23, 1926.....	U. S. Gypsum Company.....	Substitute for wood sheathing on full frame buildings.	8202
Rocklath.....	June 23, 1926.....	U. S. Gypsum Company.....	Substitute for wood lathing.....	8202
Sheetrock Pyrofill roof.....	July 13, 1926.....	U. S. Gypsum Company.....	Roofs of second-class buildings....	8202
Swanson steel and concrete stairs.....	August 16, 1926.....	Knowlton Iron Works Company.....	.....	1884-8205
Gypsum plaster board.....	October 9, 1926.....	The Gypsum Industries.....	Substitute for wood lath.....	8204
Gypsum board sheath.....	October 9, 1926.....	The Gypsum Industries.....	Substitute for wood sheathing on full frame buildings.	8204
Concrete block in foundation.....	October 18, 1926.....	Any manufacturer (after freezing and compression test).	Twelve-inch block laid according to specifications dated October 18, 1926.	7845
Havemeyer security anchor.....	November 9, 1926.....	Havemeyer Steel Company.....	Anchoring brick or stone to structural concrete frames.	7857
Dovetail anchor slot.....	November 9, 1926.....	Dovetail Anchor Slot Company.....	Anchoring brick, stone or terra cotta to structural concrete frames.	7858
Precast, Porete slab 32 inches by 14 inches by 1½ inches.	November 20, 1926.....	Porete Manufacturing Company.....	Substitute for wood on roofs only..	8202

Mitco Interlocking Grating..... Type C 1 inch. Type C 1½ inch.	March	4, 1927.....	Hendrick Manufacturing Com- pany.	Floors of balconies and fire escapes and treads of stairs.	8096
Diamond Grating..... Type A-3.	April	1, 1927.....	William F. Kemp Company.....	Floors of balconies and fire escapes and treads of stairs.	8131
Revised design of stringers and post connec- tions.	April	22, 1927.....	A. L. Smith Iron Works.....	.....	8205
Precast Porcite slab 32 inches by 24 inches by 3 inches.	May	4, 1927.....	Porcite Manufacturing Company	Fireproof construction.....	8202
Irving subway flooring.....	May	4, 1927.....	Irving Iron Works Company....	Floors of balconies and fire escapes and treads of stairs.	8170
Atlas Lumnite cement.....	May	10, 1927.....	The Atlas Lumnite Cement Com- pany.	Shores and forms may be removed in twenty-four hours when used in a 1-2-4 mix.	8188
Holorib.....	May	17, 1927.....	Holorib, Inc.....	Substitute for wood in construc- tion of roof boarding; spans not to exceed 4 inches; metal to be not thinner than 0.038 inch.	8201
J. & L. Junior beams.....	June	30, 1927.....	Jones & Laughlin Steel Corpora- tion.	See letter of approval.....	M i s c e l- laneous Y- 24.
Tri-Lox grating panels.....	July	7, 1927.....	Tri-Lok Company.....	Floors of balconies and fire escapes and treads of stairs.	8233
Keystone Gypsum slab.....	August	11, 1927.....	Keystone Fireproofing Company of New York.	Roofs.....	8206
Gypsteel slabs.....	August	15, 1927.....	Structural Gypsum Corporation.	For roofs, providing the slabs are not more than 37 inches long, not less than 4 inches thick, and re- inforced with four ⅝-inch diam- eter rods ⅓ inch from the bottom of the slab spaced 6 inches on centers.	8207

Materials Approved by Building Commissioner After Satisfactory Test as Provided by Section 8, Chapter 250,
Acts of 1907, as Amended.—Concluded.

NAME OF MATERIAL.	Date of Approval.	Manufactured by	Condition of Approval.	File Number.
Slagblok slab.....	September 2, 1927.....	Republic Fireproofing Company, Inc.	Floors only.....	8208
Pyrocell.....	September 14, 1927.....	United States Gypsum Company	Substitute for following..... 1. Bricknogging between studs and joists. 2. Cinder concrete between screeds in floors in fireproof construction. 3. Cinder concrete fill on roof slabs. 4. Sound deadener and insulator.	8203
Thermofill.....	September 14, 1927.....	United States Gypsum Company	Sound deadener or insulator only...	8203
Certain-Teed roofing.....	September 22, 1927.....	Certain-Teed Products Corpora- tion.	Covering of roofs of first-class buildings.	8209
Eight-inch composition roofing.....	November 17, 1927.....	Philip Carey Company.....	See letter from fire underwriters...	8202-A
Open truss type of steel joist.....	January 24, 1928.....	Truscan Steel Company.....	Welded connections only. Carry- ing capacity to be designed and analyzed in accordance with usual methods of computations recognized by the Building De- partment.	
Steel stairs with Interlocking Precast con- crete treads and risers.	March 1, 1928.....	Babcock Davis Corporation....	.....	8210
Reinforced gypsum roof slab.....	March 10, 1928.....	H. E. Marks Corporation.....	Substitute for wood on roofs only..	8501

"Ezyfit" boltless riser and tread.....	March	10, 1928.....	Standard Steel Sections, Inc.....	Approved for straight runs only. . .	8502
Steel stairs.....	May	17, 1928.....	A. L. Smith Iron Works.....	Welded stringers and minor connections.	1884-8205
Steel stairs.....	May	17, 1928.....	Babcock Davis Corporation.....	Welded stringers and minor connections.	8503
"Monoprest" fire escape tread.....	September	27, 1928.....	David H. Smith & Sons, Inc.....	Approved for standard fire escapes on condition that the open spaces between the ribs or bars of the step shall not exceed $\frac{1}{8}$ inch, and the minimum thickness of material shall not be less than $\frac{1}{8}$ inch.	8507
Certain-Teed insulating board and beaver insulating board.	September	27, 1928.....	Certain-Teed Products Corporation.	Approved for boarding-in of frame houses.	8508
Barrymore "Readymixd" concrete.....	September	27, 1928.....	Metropolitan Sand and Gravel Company.	Concrete furnished in said trucks approved for use in Boston.	8506
Bostwick "Truss-loop" metal lath.....	September	27, 1928.....	Bostwick Steel Lath Company..	Approved for reinforcement in concrete slabs with the proviso that the slab complies with the minimum thickness of slabs and the fire protection of the reinforcing as described in section 15, chapter 550, Acts of 1907 as amended.	8505

Number of Employees in Department, with Salary Rating January 1, 1928, and January 1, 1929.

January 1, 1929.			January 1, 1928.		
TITLE.	Number of Employees.	Salaries.	TITLE.	Number of Employees.	Salaries.
Building Commissioner.....	1	\$7,500 00	Building Commissioner.....	1	\$7,500 00
Clerk of department.....	1	2,500 00	Clerk of department.....	1	3,500 00
Supervisor of construction.....	1	3,800 00	Supervisor of construction.....	1	3,600 00
Supervisor of construction, Chief of Zoning Division.	1	3,100 00	Supervisor of construction, Chief of Zoning Division.	1	3,100 00
Supervisor of elevators.....	1	2,800 00	Supervisor of elevators.....	1	2,700 00
Supervisor of gas fitting.....	1	2,800 00	Supervisor of plumbing.....	1	2,700 00
Supervisor of plumbing.....	1	2,900 00	Supervisor of gas fitting.....	1	2,700 00
Building inspector (Chief of Plan Division A).	1	3,300 00	Building inspector (Chief of Plan Division B).	1	3,000 00
Building inspector (Chief of Plan Division B).	1	3,100 00	Building inspectors (construction engineers).	1	3,200 00
Building inspector (construction engineer).	1	3,200 00	Building inspectors (construction engineers).	1	3,100 00
Building inspectors (construction engineers).	1	2,900 00	Building inspector, charge of Egress Division.	2	2,800 00
Building inspector, charge of Egress Division.	2	5,600 00	Building inspector, charge of application desk.	1	5,400 00
Building inspector, charge of application desk.	1	3,100 00	Building inspector, charge of application desk.	1	3,000 00
Building inspector, charge of piling and concrete inspection.	1	2,800 00	Building inspector, charge of piling and concrete inspection.	1	2,700 00
Building inspector, charge of piling and concrete inspection.	1	2,700 00	Building inspector.	1	2,600 00
			Building inspector.....	1	2,500 00
			Building inspectors.....	2	4,400 00

	{	1	2,600 00		{	19	45,600 00
		18	45,000 00			2	4,200 00
Building inspectors.....		2	4,600 00			1	2,500 00
		2	4,400 00			11	26,400 00
		1	2,100 00			2	4,200 00
		1	2,000 00			3	6,600 00
Elevator inspectors.....		10	24,000 00			2	4,200 00
Elevator inspector.....		1	2,000 00			7	16,100 00
Gas fitting inspectors.....		7	16,800 00			10	23,000 00
Gas fitting inspectors.....		3	6,900 00			1	2,100 00
Gas inspectors.....		2	4,400 00			1	2,300 00
Plumbing inspectors.....		12	30,000 00			1	2,700 00
Plumbing inspectors.....		2	4,400 00			22	38,450 00
Tenement house inspector.....		1	2,200 00				
Zoning inspector.....		1	2,400 00				
Fire Protection Engineer.....		1	2,800 00				
Clerks <i>et al.</i>		22	40,850 00				
Totals.....		103	\$227,950 00			101	\$236,850 00

NOTES.

Supervisor of construction assigned to Fence Viewing, 1.
 Building inspectors assigned to Egress Division, 5.
 Building inspector assigned to Fence Viewing, 1.
 Building inspectors assigned to Plan Division, 5 — 4 rating as construction engineers.
 Building inspector (construction engineer) is chief of Plan Division A, 1.
 Building inspector assigned to application desk, 1.
 Building inspector assigned to Special Division of Dilapidated Buildings, 1.
 Plumbing inspector assigned to Egress Division, 1.
 Plumbing inspectors assigned to sprinklers, 2.
 Gas fitting inspector assigned to Egress Division, 1 (theaters).
 Clerk assigned to application desk, 1.
 Tenement house inspector assigned to Egress Division, 1.

Work of Department, Expenditures and Revenue.

YEAR.	APPLICATIONS.						EXAMINATIONS.	EXPENDITURES.	REVENUE.
	NEW.		ALTERATIONS.		ALL OTHERS.				
	Number.	Cost.	Number.	Cost.	Cost.	Cost.	Cost.	Total.	Total.
1924†	3,992	\$42,544,643	7,033	\$10,487,288	\$8,823,019	\$61,854,950	† 128,412	* \$219,280 87	* \$78,302 25
1925†	4,542	61,835,205	10,952	8,883,159	9,993,421	80,716,785	† 2,288,961	* 217,701 98	* 93,400 45
1926†	3,799	41,339,877	6,016	10,144,527	† 11,252,313	62,736,717	† 179,065	† 246,059 61	† 81,885 94
1927.	3,694	47,651,210	6,136	9,157,994	8,459,856	65,269,050	172,177	260,026 70	75,498 25
1928.	3,813	47,807,900	5,465	7,637,125	8,995,186	64,440,211	\$ 179,880	257,008 62	78,871 25

* Fiscal year February 1 to January 31.

† Includes plumbing, gas fitting, heating, elevators, fire escapes, sprinklers, etc.

† Calendar year January 1 to December 31.

Appropriations and Expenditures and Income.

GROUP AND ITEM.	ACTUAL EXPENDITURES.					* 1925. (11 Months.)	1924-25.	
	1928.	1927.	1926.	1925.	1924-25.			
A. PERSONAL SERVICE.....	\$240,109 01	\$230,668 77	\$225,868 98	\$199,488 87	\$201,371 42			
1. Permanent employees.....	\$239,449 01	\$229,958 77	\$225,138 98	\$196,216 00	\$201,426 37			
2. Temporary employees.....	660 00	710 00	710 00	3,272 27	2,764 05			
3. Unassigned.....					181 00			
B. SERVICE OTHER THAN PERSONAL.....	10,181 01	20,543 33	12,618 05	10,910 19	9,150 90			
1. Printing and binding.....	60 00	334 50	2,092 25	86 50	3,366 50			
2. Postage.....					538 56			
3. Advertising and posting.....								
4. Transportation of persons.....	4,398 15	4,299 72	4,082 88	3,772 92	3,721 20			
10. Rent.....								
11. Insurance.....								
12. Premium on surety bond.....	25 00	25 00	25 00	30 00	30 00			
13. Communication.....		7 00	9 25	7 00	6 00			
14. Motor vehicles care and repairs.....	1,356 74	1,390 17	1,122 21	969 01	967 68			
26. Protective and preventive.....					147 05			
27. Testing materials and supplies.....								
28. Expert and architect.....								
29. Stenographic and copying.....	22 50							
35. Fees, service of venires, etc.....	12 50	41 00	41 00	48 00	49 00			
37. Photographic and blueprinting.....	126 97	248 87	228 93	176 75	139 25			
39. General plant.....	4,179 15	14,194 27	5,016 53	5,810 01	194 61			
C. EQUIPMENT.....	1,453 09	3,150 26	2,800 02	3,113 78	1,870 00			
4. Motor vehicles.....	1,190 59	2,796 30	2,082 44	2,867 65	1,055 74			
9. Office.....		202 00	165 53	208 13	340 68			
10. Library.....	237 50		277 08		440 00			
13. Tools and instruments.....		126 96	249 97	18 00	18 58			
16. Wearing apparel.....	25 00	25 00	25 00	25 00	15 00			
17. General plant.....								
D. SUPPLIES.....	4,048 93	4,482 35	4,707 41	4,130 57	3,816 46			
1. Office.....	3,294 50	3,735 35	4,022 51	3,408 16	3,241 31			
11. Motor vehicle.....	754 43	713 95	684 90	722 41	575 15			
16. General plant.....								
E. MATERIALS.....	66 58	67 84	65 15	53 57	63 09			
10. Electric.....	66 58	67 84	65 15	53 57	63 09			
F. SPECIAL ITEMS.....	1,150 00	1,150 00						
7. Pensions and annuities.....	1,150 00	1,150 00						
Totals.....	\$257,008 62	\$260,012 75	\$246,059 61	\$217,701 98	\$219,280 87			
	1928.	1927.	1926.	1925. (11 Months.)	1924-25.			
Appropriations.....	\$260,078 84	\$263,319 34	\$250,626 17	\$220,465 35	\$225,000 18			
Income from fees, etc., deposited with City Treasurer.....	78,871 25	75,998 25	81,885 94	93,400 25	78,302 25			

* Commencing 1925 the fiscal year begins January first.

Applications for New Buildings and Alterations, Number, Material and Estimated Cost, Calendar Year 1928.

MATERIAL.	NEW BUILDINGS.		ALTERATIONS, ETC.	
	Number.	Cost.	Number.	Cost.
Brick.....	401	\$15,812,190	2,018	\$4,790,428
Stone.....	6	18,100	27	41,025
Concrete and reinforced concrete. . .	16	5,721,000	81	1,100,810
Steel frame.....	7	8,458,000	127	311,212
Concrete block, terra cotta, hollow tile, etc.	540	693,013	18	14,979
Other fire resisting.....	288	270,744	12	5,800
Total fire resisting.....	1,258	\$30,973,047	2,283	\$6,264,254
Wood*.....	2,555	\$16,834,853	3,182	\$1,372,871
Total.....	3,813	\$47,807,900	5,465	\$7,637,125

* Includes reviewing stands and other wooden structures.

Hospital buildings.....	7	1,604,000	2	148,248	.....	.....	.....	.....	9	1,752,248	24	112,586	33	1,804,833
Lodgings, dormitories, etc....	.....	.....	1	80,000	.....	.....	.....	.....	1	80,000	79	138,915	80	218,915
Lodgings, etc., with stores....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	4	680	4	680
Theaters and motion picture houses.	1	170,000	.....	.....	.....	.....	.....	.....	1	170,000	44	55,000	45	225,000
Mercantile buildings.....	12	5,327,000	123	1,832,000	15	18,650	19	124,000	169	7,301,650	849	2,523,210	1,018	9,824,860
Manufacturing buildings....	5	706,000	15	357,000	2	15,000	1	2,000	23	1,080,000	146	443,132	169	1,523,132
Office buildings.....	7	7,723,000	5	125,500	1	1,500	1	215	14	7,850,215	198	672,711	212	8,522,926
Public buildings.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	12	50,460	12	50,460
Public halls, etc.....	.....	.....	1	17,000	.....	.....	.....	.....	1	17,000	6	18,200	7	35,200
Schoolhouses †.....	1	181,700	.....	.....	.....	.....	.....	.....	1	181,700	16	278,260	17	459,960
Stables.....	.....	.....	1	2,500	.....	.....	.....	.....	1	2,500	32	37,360	33	39,860
Miscellaneous.....	15	297,550	21	243,410	167	78,383	44	88,779	247	708,122	187	519,304	434	1,227,426
Total.....	286	\$16,991,745	680	\$13,697,858	2,548	\$16,811,273	299	\$307,024	3,813	\$47,807,900	5,465	\$7,637,125	9,278	\$55,445,025

* For four or more families.

† For one, two or three families.

‡ Exclusive of City of Boston public schools.

Examinations and Reports.

New buildings	29,241
Alterations	18,818
Boilers, engines, etc.	1,026
Plumbing	17,961
Plumbing tests	4,643
Gas fitting	27,796
Gas fitting tests	15,175
Egress plans	432
Egress, existing buildings	6,054
Theaters	2,888
Moving picture houses	1,000
Halls	605
New elevators	1,602
Elevators other than new and alterations	4,930
Elevator alterations	1,045
Tests of safety devices	2,767
Operators tested	1,484
Sprinkler tests	516
Sprinklers	1,405
Standpipes	370
Unsafe buildings	369
Dilapidated buildings	738
Take-downs	1,000
Zoning	8,603
Signs	2,055
Plans and applications (Divisions A and B)	10,275
Fires	1,106
Concrete and piling	3,586
Gas asphyxiations	85
Elevator accidents	54
Building accidents	5
Violations	1,223
Specials	562
Finals	8,449
Communications	2,012
Total	<u>179,880</u>

Communications Received and Referred for Examination and Report.

Board of Examiners	3
Board of Appeal	4
Budget Commissioner	2
City Clerk	5
City Hospital	1
City Planning Board	4
City Treasury	1
Civil Service Commission	14
Finance Commission	1
Fire Department	748
Fire Marshal	57
Fire Protective	8
Fire Underwriters	4
Health Department	46
Law Department	23
Library Department	3
Licensing Board (lodging houses, etc.)	65
Mayor	20
Miscellaneous	1,427
Park Department	12
Penal Institutions Department	1
Police Department	118
Public Buildings Department	2
Public Works Department (city)	20
State Board of Labor and Industries	1
State Public Health Department	1
State Public Safety Department	82
State Public Utilities Department	1
State Public Works Department	129
Street Commissioners	1
Street Laying-Out Department	2
Subpœnas	15
Treasury Department (Washington)	1
Zoning Adjustment Board	24
Total	<u>2,846</u>

The following is a statement showing the number of buildings for purposes of habitation, together with the number of families to be accommodated, for the erection of which applications were filed with the Building Department of the City of Boston during the year ending December 31, 1928:

NUMBER OF FAMILIES IN EACH BUILDING.	1928.		1927.	
	Number Buildings.	Number Families.	Number Buildings.	Number Families.
1.....	648	648	547	547
2.....	953	1,906	855	1,710
3.....	267	801	331	993
4.....	8	32	10	40
5.....	1	5	1	5
6.....	132	792	149	894
7.....	2	14		
8.....	2	16	1	8
9.....	1	9		
10.....	5	50	4	40
11.....	3	33	3	33
12.....	9	108	5	60
13.....	10	130	7	91
14.....	63	882	25	350
15.....	8	120	1	15
16.....	4	64	4	64
17.....	5	85	2	34
18.....	4	72	1	18
20.....	2	40	3	60
21.....	1	21	3	63
22.....	1	22		
23.....	2	46		
24.....	1	24	1	24
25.....	3	75		
26.....	2	52		
28.....	4	112		
30.....	2	60	2	60
31.....			2	62
32.....	4	128	1	32
33.....	2	66		
<i>Carried forward.....</i>	2,149	6,413	1,958	5,203

NUMBER OF FAMILIES IN EACH BUILDING.	1928.		1927.	
	Number Buildings.	Number Families.	Number Buildings.	Number Families.
<i>Brought forward</i>	2,149	6,413	1,958	5,203
34.....	2	68		
35.....	2	70		
36.....			4	144
38.....	1	38		
39.....	1	39		
40.....	1	40		
42.....	2	84		
53.....	1	53		
69.....			1	69
Totals.....	2,159	6,805	1,963	5,416
Estimated cost of housing construction.	\$26,867,550		\$23,082,143	

The total estimated increase in tax valuation by construction and improvement for the year 1928 is \$55,445,025.

Estimated valuation of buildings in Boston which come within the jurisdiction of the building law:

1872	\$168,607,701
1928 (January 1)	944,092,792
1928, new construction	55,445,025
1928, total loss by fire	35,000
1928, take-downs	124,225
1929 (January 1), estimated value	999,378,592

Estimated valuation of buildings (above the land) in Boston of January 1, 1929, exempted from the operations of the building laws and not included in the estimate of building operations under the Building Department:

United States Government	\$38,750,800
Commonwealth of Massachusetts	16,017,000
* County of Suffolk and City of Boston	27,549,900
Churches	15,985,100
Societies, etc.	48,499,400
Public buildings, parks and playgrounds	3,912,800
Public schoolhouses	29,843,900
All other	351,300

* Does not include public parks, playgrounds or public schoolhouses.

All notices of complaints are sent to the Law Department simultaneously with the service on the violator of the law.

The purpose of this is to have the Law Department's representative endeavor to arrange for a conference at the Building Department between the violator, the building inspector and the Building Commissioner, the purpose being to aid the person against whom the complaint is made by showing him what is necessary to be done to have the complaint against him closed.

As a result of this practice many cases have been settled at the conference, thus eliminating court action.

The number of cases referred for actual court action during 1928 is as follows:

For neglect to provide egress	205
For violation of the building law	78
For maintaining unsafe buildings after notice to secure or take-down	12
Total	<u>295</u>

Of the above number of referred complaints, the following have been closed:

For neglect to provide egress	121
For violation of the building law	13
For maintaining unsafe buildings after notice to secure or take-down	4
Total	<u>134</u>

In addition, the following complaints referred for court action prior to January 1, 1928, have been closed during the year 1928:

For neglect to provide egress	88
For violation of the building law	29
For maintaining unsafe buildings after notice to secure or take-down	3
Sprinkler complaints	6
Total	<u>126</u>

On January 1, 1928, there were

Brick buildings, etc.	40,093	
Erected during 1928	1,265	
	41,358	
Take-downs	96	
Destroyed by fire	1	
	97	
		41,261
Wooden buildings	87,828	
Erected during 1928	2,548	
	90,376	
Take-downs	269	
Destroyed by fire	9	
	278	
		90,098
Total number of buildings January 1, 1929,		<u>131,359</u>

ITEMS OF INTEREST.

Tallest buildings:

Custom House, 495 feet.

Ames Building, 196 feet.

Covering greatest ground area:

South Station, 1,467,522 square feet.

Smallest mercantile building:

212 State street, $2\frac{1}{2}$ stories high, 4 feet 9 inches front,
50 feet depth, ground area, $237\frac{1}{2}$ square feet.

Costliest building:

Storehouse, Army Supply Base, South Boston.

Oldest building:

Paul Revere House, 1660.

Largest office buildings:

Park Square Building and John Hancock Building.

Largest hotel:

Statler.

Largest sports arena:

Boston Garden, North Station.

GENERAL STATISTICS.

Area of Boston:

30,598 acres (47.81 square miles).

Value of buildings (above the land), \$908,357,900.

(Estimated April 1, 1928.)

Population:

(Estimated) July 1, 1929, 805,400. Federal Government.

Number of buildings:

Total, 131,359.

Number of buildings occupied for habitation:
(Estimated) January 1, 1929, 92,786.

Divided into:

Tenement houses, 8,359.

Three-family houses, 23,590.

Other habitations, 60,837.

Buildings other than habitations, 38,573.

PILING AND CONCRETE INSPECTIONS.

Average number of inspectors of piling and concrete .	41
Total number of days' work	3,586
Cost for employment of same (paid by contractors) .	\$26,194

SPECIAL PERMITS.

Number of special permits granted by State Fire Marshal during year 1927	55
Approvals granted for special moving picture exhi- bitions	78

BUILDERS' LICENSES.

See Annual Report of Board of Examiners included in
this report.

THEATERS AND PUBLIC HALLS.

The inspection and supervision of conditions sur-
rounding theaters and public halls is assigned by the
Mayor to this department.

LICENSED PUBLIC LODGING HOUSES EXAMINED MONTHLY BY THIS DEPARTMENT.

Davis street, No. 17.

Washington street, No. 1025.

Washington street, No. 1051.

Washington street, No. 1202.

The following lodging houses are licensed as inns:
People's Palace, Washington street, corner East
Brookline street.

Dawes Hotel, 8 Pine street.

B. & M. R. R. Employees' Y. M. C. A., 90 Friend
street.

**Theaters, Location and Seating Capacity, Examined Monthly in
Accordance with Chapter 450, Acts of 1907, and Amend-
ments Thereto.**

NAME.	Location.	Total Seating Capacity.
Allston Theater.....	128 Brighton avenue, Allston.....	1,145
Arlington Theater.....	421 Tremont street, city.....	1,813
B. F. Keith's Memorial Theater...	539 Washington street, city.....	2,947
Bellevue Community Theater....	338 Belgrade avenue, West Roxbury....	780
Bijou Theater.....	545 Washington street, city.....	910
Boston Opera House.....	343 Huntington avenue, corner Opera place, city.	2,944
Bowdoin Square Theater.....	179-187 Court street, city.....	1,362
Broadway Theater.....	420 West Broadway, South Boston.....	1,777
Capitol Theater.....	1260-1270 Commonwealth avenue, Allston,	1,774
Casino Theater.....	44 Hanover street, city.....	1,908
Central Square Theater.....	36-44 Bennington street, East Boston...	1,715
Codman Square Theater.....	637 Washington street, Dorchester.....	2,044
Colonial Theater.....	100-106 Boylston street, city.....	1,643
Copley Theater.....	461 Stuart street, city.....	1,038
Dudley Theater.....	2196 Washington street, Roxbury.....	1,957
Egleston Theater.....	3091 Washington street, West Roxbury...	1,222
Elizabeth Peabody House Theater,	357 Charles street, city.....	396
Fenway Theater.....	136 Massachusetts avenue, city.....	1,410
Fields Corner Theater.....	213 Adams street, Dorchester.....	1,554
Fine Arts Theater.....	80 Norway street, city.....	638
Franklin Park Theater.....	616-628 Blue Hill avenue, Dorchester...	1,473
Gaiety Theater.....	659-667 Washington street, city.....	1,479
Globe Theater.....	692 Washington street, city.....	1,630
Grand Opera House.....	1172-1194 Washington street, South End,	1,965
Hollis Street Theater.....	12 Hollis street, city.....	1,640
Hollywood Theater.....	34 Chelsea street, Charlestown.....	1,027
Howard Athenæum.....	34 Howard street, city.....	1,537
Humboldt Theater.....	147 Humboldt avenue, Roxbury.....	1,326
Jamaica Theater.....	413 Centre street, Jamaica Plain.....	1,980
Keith-Albee Boston Theater.....	614-616 Washington street, city.....	3,162
Keith-Albee St. James Theater...	239 Huntington avenue, city.....	1,777
Majestic Theater.....	219-223 Tremont street, city.....	1,667
Metropolitan Theater.....	252-272 Tremont street, city.....	4,533
Morton Theater.....	1163 Blue Hill avenue, Dorchester.....	1,961
National Theater.....	535 Tremont street, city.....	3,106

Theaters.— Concluded.

NAME.	Location.	Total Seating Capacity.
New Columbia.....	978-998 Washington street, city.....	1,671
New Park Theater.....	617 Washington street, city.....	992
Orpheum.....	415 Washington street, city.....	3,021
Palace Theater.....	59 Scollay square, city.....	960
Plymouth Theater.....	129 Stuart street, city.....	1,480
Repertory Theater.....	264 Huntington avenue, city.....	965
Rialto Theater.....	709 South street, Roslindale.....	735
Rivoli Theater.....	119 Dudley street, Roxbury.....	1,507
Scollay Square Theater.....	56 Scollay square, city.....	2,640
Shawmut Theater.....	362 Blue Hill avenue, Roxbury.....	2,133
Shubert Theater.....	263-265 Tremont street, city.....	1,590
South Boston Strand Theater.....	710 East Broadway, South Boston.....	1,498
State Theater.....	205-207 Massachusetts avenue, city.....	3,519
Strand Theater.....	543 Columbia road, Dorchester.....	1,872
The Strand Theater.....	177 Huntington avenue, city.....	1,017
Thompson Square Theater.....	179 Main street, Charlestown.....	990
Tremont Theater.....	176 Tremont street, city.....	1,626
Warren Theater.....	270-272 Warren street, Roxbury.....	1,328
Washington Street Olympia Theater.	656-658 Washington street, city.....	1,973
Wilbur Theater.....	244-248 Tremont street, city.....	1,227

Total number of theaters, 55.

Moving Picture Houses, Location and Seating Capacity, Examined Monthly.

NAME.	Location.	Total Seating Capacity.
Andersen's Theater Hall.....	512 River street, Mattapan.....	481
Apollo Theater Hall.....	1048-1050 Washington street, South End.....	723
Ayer's Exeter Street Theater Hall.....	26 Exeter street, Back Bay.....	1,056
Beacon Theater Hall.....	47-53 Tremont street, city.....	773
Brighton Theater Hall.....	400 Market street, Brighton.....	554
Congress Theater Hall.....	320 Broadway, South Boston.....	573
Criterion Theater Hall.....	1122-1124 Columbus avenue, Roxbury.....	793
Day Square Theater Hall.....	284 Bennington street, East Boston.....	691
Dorchester Theater Hall.....	1524 Dorchester avenue, Dorchester.....	793

Moving Picture Houses.— Concluded.

NAME.	Location.	Total Seating Capacity.
Everett Square Theater Hall.....	17-19 Fairmount avenue, Hyde Park....	799
Gem Theater Hall.....	52 Meridian street, East Boston.....	898
Hamilton Theater Hall.....	256 Bowdoin street, Dorchester.....	649
Hyde Park Theater Hall.....	1254 Hyde Park avenue, Hyde Park....	739
Imperial Theater Hall.....	619 Broadway, South Boston.....	582
Lancaster Theater Hall.....	31-37 Lancaster street, 65-67 Causeway street, city.	1,309
Liberty Theater Hall.....	726 Blue Hill avenue, Dorchester.....	910
Ideal Theater Hall.....	530 Dudley street, Dorchester.....	694
Magnet Theater Hall.....	301 Washington street, Dorchester.....	762
Modern Theater Hall.....	523-529 Washington street, city.....	754
New Cobb Theater Hall.....	1009 Washington street, South End....	673
Niagara Theater Hall.....	320A Blue Hill avenue, Roxbury.....	773
Olympic Theater Hall.....	6 Bowdoin street, city.....	723
Orient Gardens Hall.....	985 Bennington street, East Boston....	777
Puritan Theater Hall.....	1742 Washington street, South End....	703
Roxbury Theater Hall.....	2170 Washington street, Roxbury.....	662
Rialto Theater Hall.....	50-54 Scollay square, city.....	321
Strand Theater Hall.....	21 Scollay square, city.....	345
Stuart Theater Hall.....	700 Washington street, city.....	425
Supreme Theater Hall.....	292 Centre street, Jamaica Plain.....	495
Washington Theater Hall.....	722 Washington street, city.....	748
Winthrop Theater Hall.....	570 Columbia road, Dorchester.....	400

Total number of moving picture houses, 31.

Licensed Public Halls of a Capacity of 400 and Over.

NAME.	Location.	Total Seating Capacity.
Avalon Hall.....	235 Huntington avenue, city.....	700
Berkeley Hall.....	4 Berkeley street, city.....	501
Bloomfield Hall.....	1 Tonawanda street, Dorchester.....	480
Boston Arena Hall.....	St. Botolph street, Back Bay.....	10,096
Boston College Hall.....	James street, city.....	1,500
Boston Garden Hall.....	76-122 Causeway street, city.....	17,500
Braves Field.....	Gaffney street, Allston.....	41,000
Broadway Hall.....	390 West Broadway, South Boston.....	619

Licensed Public Halls of a Capacity of 400 and Over.—Continued.

NAME.	Location.	Total Seating Capacity.
Brunswick Hall.....	395 Blue Hill avenue, Roxbury.....	512
Butler Hall.....	1095 Tremont street, Roxbury.....	605
Casino Hall.....	133 Shawmut avenue, city.....	650
Catholic Union Hall.....	1682 Washington street, South End.....	401
Chipman Hall.....	70-82 Tremont street, city.....	473
Columbus Hall.....	198 Sumner street, East Boston.....	1,118
Commercial Hall.....	7 Green street, city.....	900
Convention Hall.....	46 St. Botolph street, Back Bay.....	971
Converse Hall.....	70-82 Tremont street, city.....	2,541
Copley-Plaza Ballroom Hall.....	Copley square, Back Bay.....	1,293
Copley-Plaza Swiss room.....	Copley square, Back Bay.....	422
Corinthian Hall.....	1651 Washington street, South End.....	555
Crystal Ballroom.....	490 Commonwealth avenue, city.....	494
Dahlgren Hall (upper).....	307 E street, South Boston.....	599
Dahlgren Hall (lower).....	307 E street, South Boston.....	403
Dorchester Club Hall.....	26-28 Talbot avenue, Dorchester.....	487
Eliot Hall.....	23 Eliot street, Jamaica Plain.....	584
Elks Auditorium.....	275 Tremont street, city.....	2,072
Fenway Park.....	Jersey street, Back Bay.....	29,480
Ford Hall.....	15 Ashburton place, city.....	1,020
Francis G. Kane Post Hall.....	Parish street, Dorchester.....	402
Franklin Union Hall.....	41 Berkeley street, city.....	986
Gate of Heaven Hall.....	608 East Fourth street, South Boston....	784
George W. Brown Hall.....	294 Huntington avenue, city.....	336
German Workingmen's Hall.....	22-26 Amory street, Jamaica Plain.....	819
Harvard Stadium.....	North Harvard street, Brighton.....	40,000
Hibernian Hall.....	184 Dudley street, Roxbury.....	881
Hibernian Hall.....	28 Union street, Charlestown.....	548
Highland Hall.....	1866 Centre street, West Roxbury.....	465
Historic Hall.....	1051 Washington street, South End.....	458
Horticultural Hall.....	300 Massachusetts avenue, Back Bay....	550
Hotel Hemenway Hall.....	91 Westland avenue, Back Bay.....	613
Hotel Somerset Ballroom Hall....	Commonwealth avenue and Charlesgate East, Back Bay.	973
Hotel Statler Ballroom.....	52 Providence street, city.....	1,493
Hotel Statler Georgian Room.....	52 Providence street, city.....	691
Hotel Vendome Hall.....	160 Commonwealth avenue, Back Bay....	427
Huntington Hall.....	491 Boylston street, Back Bay.....	977

Licensed Public Halls of a Capacity of 400 and Over.—Continued.

NAME.	Location.	Total Seating Capacity.
Huntington Chambers Hall.....	30 Huntington avenue, Back Bay.....	433
Hyde Park Current Events Club Hall.	21 Central avenue, Hyde Park.....	748
Intercolonial Hall.....	214 Dudley street, Roxbury.....	834
Investigator Hall.....	9 Appleton street, city.....	439
Jacob Sleeper Hall.....	688 Boylston street, city.....	874
Jacob P. Bates Hall.....	316 Huntington avenue, Back Bay.....	429
Jamaica Strand Ballroom.....	658 Centre street, Jamaica Plain.....	851
John Hancock Life Insurance Hall.	90 St. James avenue, city.....	1,067
Jordan Hall.....	294 Huntington avenue, Back Bay.....	1,269
Kingsley Hall.....	15 Ashburton place, city.....	506
Knights of Columbus Hall.....	44 High street, Charlestown.....	430
Liederkrantz Hall.....	46 Rockland street, West Roxbury.....	430
Lincoln Hall (upper).....	78-80 Emerald street, city.....	400
Lithuanian Hall.....	24-26 Lincoln street, Allston.....	528
Lorimer Hall.....	82 Tremont street, city.....	820
Mechanics Hall.....	111 Huntington avenue, Back Bay.....	7,229
Minot Hall.....	68½ Springfield street, South End.....	474
Music Box Hall.....	254 Huntington avenue, Back Bay.....	738
Music Hall.....	344 Meridian street, East Boston.....	738
Roseland Ballroom.....	75-83 Norway street, Back Bay.....	660
O'Connell Hall.....	184 Dudley street, Roxbury.....	409
Odd Fellows Hall.....	22 North Beacon street, Brighton.....	310
Odd Fellows Hall.....	515 Tremont street, South End.....	745
Otisfield Grand Hall.....	17-19 Otisfield street, Roxbury.....	658
Paine Memorial Hall.....	9 Appleton street, city.....	612
Parish Hall.....	29 Arlington street, Brighton.....	668
Paul Revere Hall.....	111 Huntington avenue, Back Bay.....	689
Perkins Post Hall.....	540-544 East Broadway, South Boston..	680
Princess Ballroom.....	Commonwealth avenue and Charlesgate East, city.	466
Repertory Hall.....	264 Huntington avenue, Back Bay.....	510
Robert Burns Hall.....	53 Berkeley street, city.....	861
Roddy Hall.....	56 Market street, Brighton.....	561
Ronan Memorial Hall.....	Bowdoin street, Dorchester.....	1,073
Rose Croix Hall.....	152 Dudley street, Roxbury.....	482
Ruggles Hall.....	5 Ruggles street, Roxbury.....	596
St. Alphonsus Hall.....	80 Smith street, Roxbury.....	1,134

Licensed Public Halls of a Capacity of 400 and Over.— Concluded.

NAME.	Location.	Total Seating Capacity.
St. Anthony's Hall.....	Holton street, corner Everett street, Allston.	1,346
St. Augustine's Hall.....	203-205 E street, South Boston.....	1,098
St. Catherine's Hall.....	13-25 Tufts street, Charlestown.....	500
St. Mary's Hall.....	34 Cooper street, city.....	812
St. Mary's Hall.....	737 Saratoga street, East Boston.....	568
St. Paul's Parish Hall.....	8 Woodward Park street, Dorchester....	1,036
St. Rita's Hall.....	20 Thorndike street, South End.....	613
Scenic Auditorium.....	10-30 Berkeley street, city.....	1,056
St. Thomas Hall.....	19 Jamaica street, Jamaica Plain.....	860
Sir Walter Scott Hall.....	11 Appleton street, city.....	408
South End Academy Hall.....	7 Northfield street, South End.....	612
State Theater Ballroom.....	17 Astor street, Back Bay.....	1,523
Steinert Hall.....	162 Boylston street, city.....	525
Strand Hall.....	177 Huntington avenue, Back Bay.....	495
Symphony Hall.....	Massachusetts avenue, corner Huntington avenue, Back Bay.	2,631
The Tent.....	263 Huntington avenue, Back Bay.....	1,185
Union Hall.....	48 Boylston street, city.....	483
Walpole Street Grounds.....	Walpole street, Roxbury.....	800
Warren Hall.....	337 Washington street, Brighton.....	515
Wellington Auditorium.....	156 Wellington Hill street, Dorchester...	546
Whiton Hall.....	38 Centre street, Dorchester.....	525
Winslow Hall.....	67 Warren street, Roxbury.....	464
Winter Garden Ballroom.....	15 City square, Charlestown.....	729

Total number, 104.

Licensed Public Halls of a Seating Capacity of Less than 400.

NAME.	Location.	Total Seating Capacity.
Avery Penny Arcade Hall.....	6 and 8 Cambridge street, city.....	66
Arion Hall.....	367 East Eighth street, South Boston....	250
Baiker Hall.....	296½ Shawmut avenue, city.....	256
Bayside Bungalow.....	28 Dewey street, Dorchester.....	147
Bay State Roseland Hall.....	1031 Washington street, city.....	200
Bernice Hall.....	409 Broadway, South Boston.....	207

Licensed Public Halls of a Seating Capacity of Less than 400.—
Continued.

NAME.	Location.	Total Seating Capacity.
Boylston Hall.....	276 Amory street, Jamaica Plain.....	308
Brighthelmstone Hall.....	541 Cambridge street, Allston.....	347
Byron Street Hall.....	6 Byron street, city.....	225
Columbus Hall.....	Pearl and Pleasant streets, Dorchester...	375
Conant Hall.....	20 Conant street, Roxbury.....	220
Dexter Hall.....	967 Washington street, city.....	333
Dudley Hall.....	23 Kenilworth street, Roxbury.....	275
Eastern Star Associates Hall.....	283 Warren street, Roxbury.....	322
Elizabeth Peabody Gymnasium Hall.	357 Charles street, city.....	242
Ellis Memorial Hall.....	66 Berkeley street, city.....	383
Faelton Hall.....	330 Huntington avenue, Back Bay.....	143
Fairview Hall.....	41 Poplar street, Roslindale.....	170
Fenway Ballroom.....	136 Massachusetts avenue, South End...	308
Fidelia Hall.....	9 Rockland street, West Roxbury.....	307
Fitzedrick Bungalow Hall.....	155 Capen street, Dorchester.....	159
Florence Kelley's School of Danc- ing.	250 Huntington avenue, Back Bay.....	300
Foresters Association Hall.....	16 River street, Dorchester.....	108
Fritz-Carlton Hall.....	1138 Boylston street, Back Bay.....	193
Gainsboro Ballroom.....	295 Huntington avenue, Back Bay.....	384
Galligan Hall.....	41 Buckingham street, Hyde Park.....	171
Germania Hall.....	11 Granville street, West Roxbury.....	374
Girls' City Club.....	190 Beacon street, city.....	160
Grand Army Hall.....	87-91 Park street, Dorchester.....	258
Hazel Boone Hall.....	176 Tremont street, city.....	308
Hotel Buckminster Hall.....	645 Beacon street, Back Bay.....	238
Hotel Victoria Hall.....	271 Dartmouth street, Back Bay.....	184
Howard Temple Hall.....	66 Main street, Charlestown.....	345
Irving W. Adams Post Hall.....	117 and 119 Belgrade avenue, Roslindale,	261
J. Edward Murray Memorial Hall.	129 South street, Jamaica Plain.....	185
Jacqueminot Hall.....	136 Hancock street, Dorchester.....	223
James F. Mahoney Post Hall.....	14 Elmwood street, Roxbury.....	323
John Boyle O'Reilly Hall.....	184 Dudley street, Roxbury.....	266
John J. Williams Hall.....	Murray Hill road, Roslindale.....	177
Kosciusko Polish Hall.....	2595 Washington street, Roxbury.....	86
Legion Hall.....	1036 Bennington street, East Boston.....	277

**Licensed Public Halls of a Seating Capacity of Less than 400.—
Concluded.**

NAME.	Location.	Total Seating Capacity.
Lerner's Dancing Hall.....	335 Massachusetts avenue, Back Bay....	240
Liberty Hall.....	5 Ruggles street, Roxbury.....	386
Lincoln Hall (lower).....	70 Emerald street, South End.....	264
Lithgow Hall.....	618 Washington street, Dorchester.....	257
Longfellow Hall.....	214 Dudley street, Roxbury.....	280
Loomis Hall.....	93 Massachusetts avenue, South End....	175
Lotus Bungalow Hall.....	52 Babson street, Dorchester.....	174
Mattapan Legion Hall.....	107 Babson street, Mattapan.....	328
Meridian Hall.....	163 Meridian street, East Boston.....	366
Mishawum Hall.....	City square, Charlestown.....	267
New_Oakland Hall.....	241 Oakland street, Dorchester.....	246
Norfolk Hall.....	328 Washington street, Dorchester.....	325
North Bennet Street School Hall..	89 North Bennet street, city.....	310
Oak Square Bungalow Hall.....	3 Bigelow street, Brighton.....	160
Obert's Bungalow Hall.....	603 River street, Mattapan.....	190
Odd_Fellows Hall.....	41 River street, Mattapan.....	294
Palace Penny Arcade Hall.....	35 Scollay square, city.....	60
Pilgrim Hall.....	14 Beacon street, city.....	320
Putnam Hall.....	1165 Tremont street, Roxbury.....	375
Sacco Dancing Hall.....	230 Meridian street, East Boston.....	336
St. Andrew's Community Hall....	16 Wachusett street, West Roxbury.....	250
St. Mary's Hall.....	Winthrop street, Charlestown.....	271
St. Omer Hall.....	37 Broadway, South Boston.....	199
St. Peter's Parish Hall.....	492 East Seventh street, South Boston...	348
St. Rose Hall.....	17 Worcester street.....	206
Seaverns Hall.....	672 Centre street, Jamaica Plain.....	239
Temple Hall.....	521 Cambridge street, Allston.....	244
Twentieth Century Club Hall....	3-4 Joy street, city.....	394
Twentieth Century Billiard Hall..	88 Hawley street, city.....	275
Webb Building Hall.....	27 Poplar street, Roslindale.....	252
Wells Memorial Hall.....	987 Washington street, city.....	397
West End Credit Hall.....	62 Chambers street, city.....	237
William O'Brien Dancing Hall...	175 Massachusetts avenue.....	342
Wolcott Hall.....	31 Central square, East Boston.....	267
Woolsey Hall.....	Woolsey square, Jamaica Plain.....	258

Total number, 79.

EGRESS.

Requisitions:	
Requisitions	361
Letters sent	399
Letters received	254
Provided for:	
Families	1,049
Persons	11,124
First-class buildings	0
Second-class buildings	617
Third-class buildings	25
Cost	<u>\$73,875</u>

PLANS.

Total number of plans and applications examined and approved	7,703
Total number of plans and applications examined and not approved	<u>2,572</u>
Grand total of examinations	<u>10,275</u>

NOTE.—Included in the above are the plans and applications other than first, second and third class, *i. e.*, steel structures, also on marquees, signs, steel details, fire escapes and stair details, shop drawings, ovens, furnaces, boilers and engines.

ELEVATOR INSTALLATIONS.

Passenger:	
Electric	111
Hydraulic	1
Hand	<u>0</u>
Total	112
Freight:	
Electric	66
Hydraulic	7
Hand	<u>5</u>
Total	78
Dumb-waiters:	
Electric	37
Hydraulic	3
Hand	<u>27</u>
Total	67
Grand total	<u>257</u>

ELEVATORS ABOLISHED.

Passenger:										
Electric	.	.	.	.	.	.	.	.	10	
Hydraulic	.	.	.	.	.	.	.	.	10	
Total	.	.	.	.	.	.	.	.	.	20
Freight:										
Electric	.	.	.	.	.	.	.	.	14	
Hydraulic	.	.	.	.	.	.	.	.	6	
Hand	.	.	.	.	.	.	.	.	0	
Steam	.	.	.	.	.	.	.	.	5	
Total	.	.	.	.	.	.	.	.	.	25
Dumb-waiter	.	.	.	.	.	.	.	.	.	6
Grand total	.	.	.	.	.	.	.	.	.	51

ELEVATORS IN OPERATION (DECEMBER 31, 1928).

Passenger	.	.	.	.	.	.	.	.	.	4,378
Freight	.	.	.	.	.	.	.	.	.	5,559
Dumb-waiter	.	.	.	.	.	.	.	.	.	1,581
Hand hoist and freight	.	.	.	.	.	.	.	.	.	901
Total elevators in city	.	.	.	.	.	.	.	.	.	12,419

ELEVATOR EXAMINATIONS.

General examinations	.	.	.	.	.	.	.	.	.	4,634
Accident examinations	.	.	.	.	.	.	.	.	.	54
Special (complaints filed)	.	.	.	.	.	.	.	.	.	1,240
Letters received and examinations made thereon	.	.	.	.	.	.	.	.	.	296
Elevators tested (safety devices)	.	.	.	.	.	.	.	.	.	2,767
(Failed on test, 92) (3.3%)										
Examinations on alterations	.	.	.	.	.	.	.	.	.	1,045
Examinations on new elevators	.	.	.	.	.	.	.	.	.	1,602
Total	.	.	.	.	.	.	.	.	.	11,638
Complaints made on 1,240 elevators. (See note.)	.	.	.	.	.	.	.	.	.	766
Complaints closed	.	.	.	.	.	.	.	.	.	811
Complaints outstanding	.	.	.	.	.	.	.	.	.	202

NIGHT TESTS MADE ON ELEVATORS.

Number of nights	.	.	66	Number of elevators,	122
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NOTE.—In 1928 safety devices with governors attached thereto were installed underneath 153 elevators.

LICENSES ISSUED TO OPERATE ELEVATORS FOR THE YEAR 1928.

	PASSENGER.			FREIGHT.	
	Male.	Female.	Total.	Male.	Grand Total.
New licenses.....	1,204	280	1,484	146	1,630
Renewals.....	2,723	652	3,375	255	3,630
Totals.....	3,927	932	4,859	401	5,260

LICENSES REFUSED AND APPLICATIONS ABANDONED.

	Under 18 Years of Age.	Inexperi- enced.	Total.	Applications Abandoned.
Passenger.....	8	6	14	62
Freight.....				1
Totals.....	8	6	14	63

FEEs.

Fees are charged for examining plans and applications.

Maximum fee	\$1,000 00
Minimum fee	1 00

Fees for new buildings and alterations and sprinkler and standpipe installations are at the rate of \$1 per \$1,000 of cost of construction, with following exceptions.

Installation of elevators	\$5 00
New plumbing	5 00
Taking down buildings	1 00
Boilers, engines, furnaces, etc.	1 00
Plumbing alterations	1 00
Elevator alterations	1 00
Fire escapes	1 00
New gasfitting	1 00
Gasfitting alterations	25

Fees for sheds and similar small buildings, for preliminary permits for driving piles, and for foundations, are determined by the Building Commissioner.

FIRE PROTECTION EQUIPMENT.

Applications approved	175
Applications not approved	2
Plans examined	464
Revision of plans required	19
Abandoned	2

CLASS AND TYPE OF BUILDINGS EQUIPPED.

Buildings (first-class)	71
Buildings (second-class)	93
Buildings (third-class)	11
Estimated cost, \$363,826.*	

EXAMINATIONS, ETC.

Examinations on sprinklers	1,405
Examinations on standpipes	370
Tests	516

BUILDINGS PROTECTED.

Tenement houses	25
Mercantile	116
Garages	12
Theaters	3
Hospitals	4
All others	16
Number of fires in sprinklered buildings	194
Fires controlled before sprinklers operated	32
Fires controlled by one sprinkler	97
Fires controlled by two sprinklers	32
Fires controlled by more than two sprinklers	43

DILAPIDATED BUILDINGS.

Number taken down	365
Estimated cost	\$96,475
Number repaired	104
Estimated cost	\$86,000
Total cost to City of Boston	\$3,893.80
Number of inspections	738
Number of reports	114

ZONING.

Applications received for new buildings and alterations and zoned according to districts, approved	5,955
Not approved	833
	6,788

* This amount does not include the cost of city supplies which are laid by the city at cost and are a part of the sprinkler system.

Applications forwarded from Board of Street Commissioners for garage and gasoline licenses to be zoned before action taken by that Board, approved	1,608	
Not approved	207	1,815
Applications for signs in the City of Boston as forwarded by Department of Public Works, Division of Highways, inspector of outdoor advertising, State House, approved	1,843	
Renewals	211	
Not approved	1	2,055
Consultations with architects, engineers, lawyers and citizens		6,365
Applications refused and appeal taken to Board of Appeal *	119	
Appeals pending January 1, 1928	1	120
Complaints received and acted on by inspector		53

GAS ASPHYXIATIONS, 1928.	Number of Cases.	Number of Persons Affected.	Fatal.	Not Fatal.
Defective equipments:				
Piping or fittings.....	2	4	1	3
Lights.....				
Heating apparatus.....	3	6	2	4
Tubing.....	2	2	1	1
Carelessness:				
Key accidentally opened.....	24	26	2	24
Hose detached.....	2	5	2	3
Independent fitting:				
Cocks too close together.....	1	1		1
Fire or explosion.....	3	3	1	2
Other causes.....	3	13	1	12
Totals.....	40	60	10	50
Suicides or attempt at suicide.....	42	42	28	14
Street leaks.....	2	5		5
Not a gas case.....	1			
Grand total of causes investigated..	85	107	38	69

* NOTE.— Of which 68 were granted, 36 dismissed, 10 withdrawn and 6 pending.

Elevator Accidents, 1928.

KIND OF ELEVATOR.	Number of Accidents.	Number of Persons Injured.	RESULTS.	
			Fatal.	Not Fatal.
Passenger.....	27	61	2	59
Freight.....	21	24	3	21
Combination.....	2	2	.....	2
Escalator.....	.....	.....	.....	.....
Dumb-waiter.....	.....	.....	.....	.....
Contractors' hoists.....	.....	.....	.....	.....
Ash hoists.....	.....	.....	.....	.....
Totals.....	50	87	5	82

One passenger was killed by an elevator in charge of a licensed operator.

BUILDING ACCIDENTS.

Six accidents occurred in, to, or upon buildings in which thirty-seven persons were injured, of whom four died.

FIRE ACCIDENTS.

Two fires occurred which caused the death of four persons.

NEW LEGISLATION AFFECTING THE CONSTRUCTION, ALTERATION AND MAINTENANCE OF BUILDINGS IN THE CITY OF BOSTON AND THE SECURITY OF LIFE THEREIN.

Chapter 42.— Relative to Metal Covered Steel Frame Buildings.

Chapter 82.— Motion Picture Machines in Churches, School-houses, etc.

Chapter 220.— Amendments to Zoning Law, viz., chapter 488 of 1924.

Chapter 246.— Deed Restrictions in Back Bay District Imposed by Commonwealth.

Chapter 342.— Tenement House Yard Space on Northerly Side of Beacon Street.

Chapter 70.— Exemptions of Public Service Corporations from Zoning Law.

Chapter 76.— Plumbing Licenses.

Chapter 137.— Height of Buildings (Pyramidal Buildings).

Chapter 319.— Regulating Parking of Vehicles Near Apartment Houses.

MASSACHUSETTS SUPREME JUDICIAL COURT DECISIONS.

Marcus *v.* Commissioner of Public Safety. Suffolk. March 1, 1926. Certiorari. Zoning Law. Permit to Erect Garage. Commissioner of Public Safety has jurisdiction to entertain appeal from Decision of Fire Marshal.

Norcross *et al. v.* Board of Appeal of the Building Department of the City of Boston. Suffolk. March 2, 1926. Certiorari. Petition to Review Action of Defendant in Annulling Refusal of Building Commissioner of Boston to Grant a Permit to Erect a Building Exceeding Eighty Feet in Height. Plaintiff claimed a Violation of the Zoning Law. Respondent contended that the District was Abrogated by a Later Statute. Record while not Overpoweringly Convincing cannot be Pronounced Erroneous as Matter of Law. Petition Dismissed.

Bradley *et al. v.* Board of Zoning Adjustment. Suffolk. March 2, 1926. Certiorari. Constitutionality of Zoning Statute in Respect to Appointment of Board and its Power to Change Boundaries of Districts established by Legislature. Failure to give Notice of Hearing in Accordance with Statutes. Vote of Board Changing Boundaries and Zoning Map Invalid Because Statement of Reasons Required by Statute Not Given. Writ to issue.

Stuart *v.* Alpert is the plaintiff's appeal from a decree dismissing a bill in equity brought to enforce a building restriction. The parties owned premises on Massachusetts avenue, Boston, within a short distance of each other. The plaintiff acquired her title by mesne conveyance from the City of Boston, and the defendant acquired his title by mesne conveyance from the Boston Water Power Company. The plaintiff based her cause of action on an agreement between the Commonwealth of Massachusetts, the Boston Water Power Company and the City of Boston in regard to the development of certain land in the Back Bay. The plaintiff's chain of title showed a restriction requiring building to be set

back a certain distance from the street, and the defendant's deed contained a similar restriction. Prior to the bringing of this action the defendant started erection of an addition to his house within the restricted area. Held that the findings of fact disclose no common title and no basis for an inference that the restriction in the deed of the defendant's predecessor in title was inserted for the benefit of the estate owned by the plaintiff. As the plaintiff had no right to enforce the restriction in the defendant's deed the bill was properly dismissed. Mass. Supreme Court.

Wood et al. v. Building Commissioner of the City of Boston. Suffolk. May 29, 1926.

Bancroft et al. v. Building Commissioner of Boston. Suffolk. September 18, 1926.

Seigemund v. Building Commissioner. Suffolk. May 20, 1927.

Landers v. Brooks et al., Trustees. Tenant Injured Descending Fire Escape. Middlesex. November 29, 1926.

O'Brien v. Turner. Zoning. Norfolk. February 27, 1926.

Hammond v. Board of Appeal. Springfield. Zoning. Hampden. November 23, 1925.

Vorenberg v. Bunnell et al. Garage. State Restrictions. Suffolk. November 11, 1926.

Siegemund v. Building Commissioner, City of Boston. Suffolk. April 3, 1928. Zoning laws are binding upon all.

In dealing with real estate, all who are interested are required to take notice of zoning laws.

Building Commissioner, Town of Brookline v. McManus. Norfolk. April 5, 1928. Zoning law. Plaintiff not barred in action, because he first made a criminal complaint against defendant.

Godfrey v. Building Commissioner, City of Boston. Suffolk. May 28, 1928. Mandamus. Petition to compel respondent to refuse to grant a building permit.

Inspector of Buildings, Falmouth v. General Outdoor Advertising Company. Barnstable. June 8, 1928.

Bill to compel removal of bill board.

Erickson et al., Trustees v. Ames et al., Trustees. Suffolk. September 22, 1928.

ANNUAL REPORT OF THE BOARD OF APPEAL.

BOSTON, February 1, 1929.

HON. MALCOLM E. NICHOLS,
Mayor of Boston.

DEAR SIR,—In accordance with the provisions of section 8, chapter 550, Acts of 1907, as amended, we submit herewith a summary of the decisions of the Board of Appeal rendered during the period between January 1 to December 31, 1928.

The Board has been in consultation on several occasions with a Special Committee on the Zoning Law, which met in the office of the City Planning Board in reference to suggestive changes and amendments. These recommendations were embodied in a report, which, after careful consideration, have been presented through the City Law Department to the present Legislature.

Further, the Board indorses the action of the Building Commissioner in regard to certain amendments now before the Legislature, which, if passed, would, in the opinion of the Board, simplify the operation of the law and prove a saving to the city as well as a benefit to the community.

Respectfully submitted,

BOARD OF APPEAL,
 by JOHN D. MARKS,
Secretary.

The following is a statistical summary of the work of this department for the year 1928:

In re Building Law — chapter 550, Acts of 1907, as amended:

Appeals received	67
Appeals sustained	43
Appeals sustained conditionally	14
Appeals dismissed	8
Appeals withdrawn	1
Appeal decisions rendered	65
Appeal pending	1

In re Zoning Law — chapter 488, Acts of 1924, as amended:

Appeals received	123
Appeals sustained	62
Appeals sustained conditionally	13
Appeals dismissed	41
Appeals withdrawn	4
Appeals pending	4
Appeal decisions rendered	116

In re Building Law — chapter 550, Acts of 1907, as amended:

Violation of Section 9.— Converting two-family houses into three, in the fire limits. It appeared at the hearing that the appellant had a two-family house that had been erected about twenty-five years; at the time of its erection, the appellant could have legally erected a three-family house, but at that time there was a demand for apartments of nine rooms. The appellant contended that there was no longer a call for large apartments and he was unable to lease same; that during the period of 1922 to 1925 A. D., section 9 of the Building Law permitted two-family houses to be altered or enlarged into three-family houses and that there would be no more fire hazard at this time than during that period. The Board was of the opinion that it would be a manifest injustice to refuse the appellant a permit in view of the character of the alteration, and sustained the appeal as set forth in full in decision on file. There were five similar cases except in one case the appellant desired to convert a three-family house into a five-family house.

Violation of Section 9.— Dining cars of steel with interior wood construction. There were three instances where the appellant desired to erect a portable steel building on leased land. In view of the fact that the appellant could be ordered to vacate at a thirty days' notice, and the further fact that the proposed car was not objectionable in the proposed location (the car itself being of a high type of mechanical efficiency), the Board was of the opinion that it would be a manifest injustice to refuse the appellant a permit, and in each instance sustained the appeal as set forth in full in decisions. The Board also granted an extension of time to an existing dining car for a further period of two years before compelling its removal.

Violation of Section 9.—Extension of wood in the fire limits. There were four instances where the appellant desired to make an addition of third-class construction to an existing wooden dwelling in order to improve living conditions. The proposed alteration always included the reduction of the existing fire hazard and in each instance the spirit of the law was maintained. In each instance the Board believed that it would be a manifest injustice to refuse the appellant and sustained the appeal as set forth in full in decisions on file. In two other instances, the appellant wanted a temporary shelter from the inclemency of the weather in connection with a convention, and which was to be removed in a month; these the Board also sustained.

Violation of Section 13.—Extension of third-class buildings for mercantile purposes. There were four instances where the appellant desired to alter his building by adding a small extension for the effective conduct of his business. In three of the instances, the proposed extension was of brick and the appellant proposed to fire-protect same in accordance with the provisions of section 35, applying to second-class buildings. The Board was of the opinion that the spirit of the law was maintained and sustained the appeals as set forth in full in decisions on file.

Violation of Section 13.—Moving building in fire limits. There were two instances where the appellant desired to move building either to adjoining lot or across the street, due to the fact that premises on which building stood was to be used for other purposes. In each instance the Board viewed the premises and found the building to be of third-class construction, a single family house and one that could be erected on the proposed new location legally; and also that the structure was in excellent condition. The Board was of the opinion that the violation was a technical one, in view of the fact that a new structure of the exact same type as the appellant proposed moving could be legally erected on the proposed site and believed that it would be a manifest injustice to refuse the appellant a permit. The Board sustained the two appeals as set forth in full in decisions on file.

Violation of Section 17.—Building exceeds 3,500 square feet in area: first floor and basement stories required to be of first-class construction. It appeared at the hearing that the appellant proposed to wire-lath

and cement plaster the entire building throughout, instead of putting in a first-floor and basement of first-class construction. Were the appellant in a residential zone permitting buildings to be erected to a height of 65 feet and five stories in height (instead of a zone permitting a height of but 40 feet) he could erect his building legally and not have as fireproofed a building as he proposes. The Board was of the opinion that the appellant had complied with the spirit of the law, and believed that it would be a manifest injustice to refuse the appellant a permit, and sustained the appeal with the proviso, "that the building in question be metal wire-lathed and cement plastered throughout and provided with metal covered doors." There were five similar cases all of which are on file in this office.

Violation of Section 17.— Changing finished grades surrounding building, thus creating a six-story building. It appeared when the building was practically completed, the Park Department (which has jurisdiction over all buildings erected on the parkways in Boston) ordered that the grade surrounding appellant's building be lowered, thus making the basement story entirely out of ground instead of 50 per cent below same. In view of the circumstances surrounding these three particular cases, the Board was of the opinion that it would be a manifest injustice to compel the appellant to conform to the letter of the law and sustained the appeals as set forth in full in decisions on file.

Violation of Section 35, Paragraph 4.— Bricknogging and wire lath and plastering around stairways. It appeared that the appellant desired to convert big, old-fashioned houses (that had outlived their usefulness) into small apartments of three or four rooms each. On account of the expense, the appellant desired to omit the fireproofing around the front main stairs, as he would have to destroy existing fine partitions. In view of the fact that the building, when altered, was to be occupied by only one half as many people as previously, it believed that the spirit of the law had been complied with in the fireproofing as proposed by the appellant and sustained the appeal with the proviso, "that the stairway leading to the basement be entirely enclosed in a fireproof partition and provided with a metal-covered, self-closing fire door." There were three similar cases, with a few minor variations in detail, decisions of which are on file in this office.

Violation of Section 40.— Extension of area of existing third-class buildings. There were approximately four cases where the appellant desired to extend the area of his building of the same construction without covering the exterior with an incombustible material, thus spoiling the architectural effect and serving no useful purpose. In view of the conditions as expressed at the hearing in each instance, the Board believed it would be a manifest injustice to refuse the appellant a permit and sustained the appeals as set forth in full in decisions on file in this office.

Violation of Section 43.— Additional egress. There were approximately three cases where the question was in regard to sufficient egress. The buildings in question were apartment houses of a high type and under the surveillance of a janitor at all times. The egress in each instance was excellent, there being two stairways enclosed in fireproof walls with fire doors and an elevator to serve the needs of the occupants. The Board viewed the premises and found that it would be a manifest injustice to refuse the appellant a permit in each instance and sustained the appeals as set forth in full in decisions on file.

Violation of Section 66.— Lighting and ventilation of stair halls — illegal well way. There were approximately three cases where the structure in question was an apartment house of first-class construction. The appellant had provided a stairway of wider stairs than had been required by law, which necessitated the reducing of the stair well. The Board believed that the ventilation proposed was within the spirit of the act, and it was of the further opinion that the extra width of the stairs above that required by law, more than offset the deficiency in the stair well and believed it would be a manifest injustice to refuse the appellant a permit in each instance. The Board sustained the appeals as set forth in full in decisions on file in this office, with the proviso, "that legal sized skylights be placed over stair wells."

There were eight dismissed cases in which the Board, having heard the appellants, and in many instances having examined the premises, concurred with the Building Commissioner in his refusal and dismissed the appeals as set forth in decisions on file.

Miscellaneous.— The remaining cases were appeals in regard to technical questions as to the meaning of the

law, where the appellants had complied with the spirit of same although not the letter, or where it was a case not contemplated by the act although covered by it. A few typical cases are as follows: Permission to erect temporary wooden building in connection with a religious crusade; building to be removed within three months' time; omission of fireproofing of beams in boiler-room; construction could legally have been of second-class construction, but appellant elected to erect building of first-class construction and thus imposed a stricter fire regulation upon himself; omission of inclosure of staircase in department store for four stories, as there were already more means of egress than required by the act; permission to erect building for gypsum products and to be allowed same privileges as permitted for elevators for the storage of coal or grain (act does not mention mode of construction for gypsum products); thickness of walls on small additions on top of existing structures to be 8-inch instead of 12-inch bearing walls in two instances. In view of the peculiar circumstances in connection with each particular case as expressed by the appellant at the hearing, the Board was of the opinion that it was a case not contemplated by the law although covered by it and sustained the appeals as set forth in full in decisions on file in this office.

In Re ZONING LAW, CHAPTER 488, ACTS OF 1924, AS AMENDED.

Violation of Section 3.— Filling station in residential district. There were four cases where the appellant desired to put a filling station in a residential district. In one instance, directly across the street was zoned for B-80 (a district where one could construct a commercial plant to a height of 80 feet). The appellant had paid taxes on his property for a number of years and maintained that the zoning of property across the street made it apparent that no one would be warranted in expecting to erect an apartment house in such a district. In two cases, the appellant's property was on marshy land where it would be unhealthful to erect residences due to dampness and the impossibility of putting in satisfactory foundations. In the fourth instance, the appellant had developed a tract of land and had the remaining piece left; the lot was so small that it was impossible to erect a dwelling house on same and con-

form to the laws as to set backs, rear yards, etc. The Board viewed the premises in each case and believed that a practical difficulty was involved and that desirable relief might be granted without substantially derogating from the intent and purpose of the act. The Board sustained the appeals as set forth in full in decisions on file.

Violation of Section 4.—Stores in residential district. Proposed uses prohibited in districts in question. In four instances, the appellant had an existing business in a residential district and desired to change the existing legal business to one less desirable in the district, *e. g.*, a blacksmith's shop and a forty-car public garage into use for the manufacture of sherbet and tonics; a lodging house into a health institute; a garage into a laundry. There were thirteen more cases where the appellants desired to put stores in a residential district. A few typical cases are as follows: The appellant's lot was two thirds in a local business zone and the remainder in a residential, and the appellant desired to occupy the entire lot for commercial purposes; a main thoroughfare was zoned for commercial purposes with the exception of a couple of thousand feet (which the previous owner — trustees of a hospital — deliberately had zoned for residential purposes due to its hospital being located in the locus). The latter owners sold to the appellant and new owner desired locus zoned in accordance with commercial zone granted rest of main thoroughfare; moving undertaking parlor from present lot to adjoining lot; changing existing dwellings into commercial purposes where residences had outlived usefulness and character of neighborhood had changed. The Board heard testimony on both sides on all of the above appeals, and after examining the premises in each instance, was of the opinion that each was a specific case wherein a strict enforcement of the act involved an unnecessary hardship and sustained the appeals as set forth in full in decisions on file.

There were fifteen other cases where the appellants desired to put stores in a residential district. In these cases, however, the Board, after viewing each locus in question, concurred with the Building Commissioner in his refusals and dismissed the appeals.

Violation of Section 6.—Business prohibited in local and general business districts. There were five cases as follows: Manufacturing ice in excess of 20 tons, *viz.*,

50 tons, in order to effectively conduct appellant's business; permit lumber yard and planing saw mill in connection with appellant's existing business; permit storage of gasoline in excess of 5,000 gallons. The Board heard testimony on all above appeals, and in view of the conditions as expressed by the appellant at the hearing in each instance, and after having viewed each locus in question, the Board was of the opinion in each instance that it was a specific case wherein desirable relief might be granted without substantially derogating from the intent and purpose of the act and therefore sustained the appeals as set forth in full in decisions on file.

Violation of Section 7.—Cement gypsum manufacture prohibited. The appellant's property was situated on a waterfront and was abutting a railroad in the rear. No other property was within 1,000 feet of the locus in question. The Board was of the opinion that this was a specific case wherein a strict enforcement of the act involved a practical difficulty and sustained the appeal as set forth in full in decision on file. Another case was the conversion of an old existing brewery into a plant for the manufacture of paint. The Board was of the opinion that the appellant's industry was not exactly within the classification of the paint manufacture business, strictly speaking, and believed that desirable relief might be granted without substantially derogating from the intent and purpose of the act, and therefore sustained the appeal as set forth in full in decision on file.

Violation of Section 13.—Height limit of building in excess of that allowed by law. It appeared that the appellant had a lot that was located in a residential district that permitted his structure to be erected to a height of 65 feet, but the rear portion of the lot extended into a residential district that permitted building to be erected to a height of 40 feet. The appellant asked to be relieved of the law by being permitted to erect his building to a uniform height, the building being upon a steep embankment in the rear and about 100 feet from the nearest building. The Board believed that this was a specific case wherein desirable relief might be granted without substantially derogating from the intent and purpose of the act. The case, however, had to receive a confirming vote of three quarters of the members' votes of the Board of Zoning Adjustment.

Same was not passed for want of one vote; the Building Commissioner was therefore unable to grant a permit for the proposed relief.

There was another appeal where the appellant desired a variation of the act in regard to the height limit by about 1 foot. The Board granted the appeal and it was confirmed by the Board of Zoning Adjustment.

Violation of Section 12.—Building covers more than 70 per cent of the lot. There were four cases in which the appellant desired to erect a one-story structure and to cover his entire lot. Section 12 reads that no structure shall exceed 70 per cent of the lot, but section 16 (which deals with exceptions) reads “no yard is required for one-story buildings other than dwellings,” and the structures in question were to be occupied for stores. The Board believed that the appellant was within his rights and believed that a strict enforcement of the act involved an unnecessary hardship and sustained the appeal in each instance as set forth in full in decisions on file.

Violation of Sections 11, 12 and 13.—Yards and courts less than legal area; also section 16,—garages in yards. There were twenty-four cases where the yards were good-sized but were obstructed by either garages or piazzas. In some instances, the garages were legal in the rear yard, but a small portion would run into the side yard. The appellants were handicapped in so far that the lots had been owned by them for several years previous to the passage of the Zoning Law and dwellings had already been built upon them. In other instances the rear yard had been established in accord with the law at the time the dwellings were erected, but the side yards were more ample than the rear yards, and the appellant desired to erect garages in the side yards instead of the rear yards. The appellants maintained, and the Board concurred with them, that a one or two-car garage is an “accessory building” and that they should be granted relief from the strict interpretation of the act as a practical difficulty was involved. In the cases where the piazzas extended into the rear yard (the piazzas being open appurtenances), the Board was of the opinion that living conditions were improved and there was ample light and air surrounding the structure and the spirit of the law had been maintained. The Board, having viewed the premises in each instance, was of the opinion that

these were specific cases wherein desirable relief might be granted without substantially derogating from the intent and purpose of the act, and sustained the appeals as set forth in full in decisions on file.

Violation of Section 12.—Setbacks illegal. There were four cases — two cases where the appellant desired to keep his proposed new structure on a line with the other houses on the street — and two where the difference between the grade of the street and the grade of the appellant's land was about 20 feet. In the latter two cases, the appellant desired to bury his garage in the embankment with the doors of the garage facing the front of the street. In view of the conditions as expressed by the appellant at the hearing in each of the above instances, the Board believed that a strict enforcement of the act involved a practical difficulty and sustained the appeals as set forth in full in decisions on file.

There were forty-one cases in which the Board, after having heard the appellants and having viewed the premises, was of the opinion that these were not specific cases wherein a strict enforcement of the act involved either practical difficulties or unnecessary hardships and therefore it (the Board) concurred with the Building Commissioner in his refusals, and dismissed the appeals as set forth in full in decisions on file in this office.

ANNUAL REPORT OF BOARD OF EXAMINERS.

BOSTON, January 31, 1929.

HON. MALCOLM E. NICHOLS,
Mayor of Boston.

DEAR SIR,— In compliance with your request, the Board of Examiners submits herewith the report of the activities of the department during the year 1928.

The Board held 129 meetings at which 6,164 applications for license were acted upon. In addition, 14 complaint cases were disposed of or sent on to the Law Department for prosecution. Applications in every class exceeded in number those of any other one year. The most noticeable increase in applications was from men in charge of minor repair work on elevators, this response proving that even the most minor branches of structural building work are under control of licensed mechanics. Reports from cities and organizations prove that this principle of practical superintendence has brought about far better results than any plan of professional control of building operations.

The method of examination was continued as in the past. Examinations are oral ones, each member of the Board considering from his own professional or mechanical viewpoint the applicant's fitness through experience and training. Personal contact has proven more effective than plying with stereotyped questions as a means of judging applicants' ability. Men appearing for renewal of previously issued licenses were examined and their records investigated. In reclassifying these men, the Board was greatly aided by the co-operation of the Building Department.

From the entire number making application, 3,157 applicants qualified as regularly licensed superintendents. These men are, in reality, assistants to the Building Department. They must report to the department conditions contrary to law, poor materials, faulty workmanship, etc. They are instructed to take no orders from the owner or the contractor which are not in compliance with the rules of the Building Department.

By this co-operation of the superintendent with the Building Department, the ordinary hazard on building work is reduced to a minimum, the prevention of accident purpose of our law being thus carried out.

The campaign to familiarize mechanics with the building law was continued most successfully. As a result of this study, examinations for renewal of license showed a decided improvement in the comprehension of the law by licensees.

The increasingly large number of inquiries from various cities of the country points to the widespread reports of the success of our law, and the Board feels that, with the constantly growing appreciation of such a law, the year to come will be still more effective.

The following is a summary of the applications acted upon between January 1 and December 31, 1928:

	Approved.	Rejected.	Total.
New licenses.....	749	1,007	1,756
Renewals	2,408	7	2,415
Special licenses.....	869	1,124	1,993
	4,026	2,138	6,164

The fees collected amounted to:

For new licenses	\$3,745 00
For renewals	4,816 00
For special licenses	869 00
	<u>\$9,430 00</u>

Respectfully submitted,

BOARD OF EXAMINERS,
by JOHN F. HICKEY,
Chairman.

ANNUAL REPORT OF FENCE VIEWERS.

BOSTON, January 3, 1929.

MR. LOUIS K. ROURKE,
Building Commissioner.

DEAR SIR,—In compliance with your request we herewith submit our annual report as fence viewers for the year 1928.

Total number of cases, 16, in 10 of which no orders were issued.

Amount received for fees and deposited with City Treasurer, \$6.

The present law is obsolete and should be repealed. We, therefore, urge that new legislation be enacted, whereby some amicable settlement can be arranged between parties without unnecessary litigation and which will conform with zoning and building laws.

Respectfully submitted,

JOHN J. DUNIGAN,
C. J. MURPHY,
Fence Viewers for the City of Boston.

REPORT OF BOARD OF EXAMINERS OF GAS FITTERS.

BOSTON, January 3, 1929.

In compliance with chapter 265 of the Acts of 1897 the Board of Examiners of Gas Fitters held examinations from January 1, 1928, to December 31, 1928, with the following results:

Number of applications referred to the Board of Examiners by the Building Commissioner	119
Number of examinations held	4
Number of applicants examined	88
Masters	25
Journeymen	63
Number who passed the examination and were certified by the Board of Examiners to the Building Commissioner for license	30
Masters	11
Journeymen	19
Number of examination papers rejected, applicants not having the required percentage	58
Masters	14
Journeymen	44

Respectfully submitted,

<i>Board of Examiners.</i>	{	LOUIS K. ROURKE, <i>Chairman,</i> <i>Building Commissioner,</i> FRANCIS X. MAHONEY, <i>Health Commissioner,</i> JOHN CLANCY.
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